

*Help Provide  
Direction  
for Your  
Community's  
Future Growth*



## Public Meetings

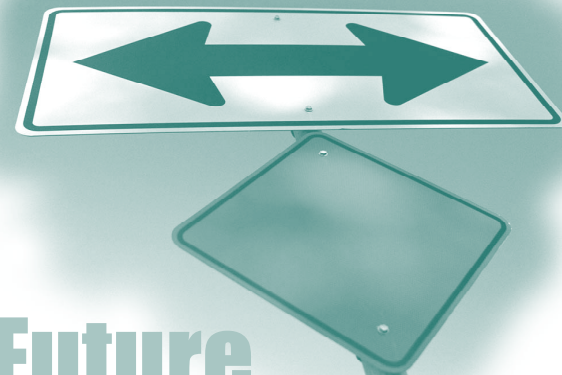
### Campbellton-Cascade Redevelopment Study

- Thursday, February 2, 2006 - 7:00 PM
- Thursday, March 9, 2006 - 7:00 PM
- Greenbriar Mall (between Piccadilly Cafeteria and Burlington Coat Factory)

2841 Greenbriar Parkway, SW, Atlanta, GA 30331

# Pass The Word To Friends and Neighbors

City of Atlanta  
Campbellton-Cascade Redevelopment Plan  
P.O. Box 11268  
Atlanta, GA 30310



**Future  
Growth**

[www.atlantaga.gov/government/planning/campbellton-cascade.aspx](http://www.atlantaga.gov/government/planning/campbellton-cascade.aspx)

## Campbellton Road and Cascade Avenue Corridors

*Planning Your  
Community*

Winter 2006

## Charrette Produces Many Ideas



"But, if we add more commercial here, what about parking?"

**But, Your  
Participation  
Is Still Needed**

**February 2**

**Public Meeting**

*Critical*

There was strong participation of community leaders and citizens from the Campbellton Road-East, Campbellton Road-West and Cascade Avenue corridors in a 3-day design Charrette in December 2005 organized to get input on City of Atlanta redevelopment plans for these areas. Ideas and concerns were many and varied at the Greenbriar Mall sessions that ended December 8 with the presentation of "Draft Concepts" by the Consultant Team. There was no mistaking what some of the major concerns are by residents of the area.

On Transportation, there is a strong desire for a balance between transportation and neighborhood conditions with more pedestrian friendly connections, less commuter traffic on the corridors' thoroughfares and less traffic cutting through neighborhoods. Citizens want plans to encourage more use of interstate highways for travel into the Central Business District, as well as better management of traffic flow through the

corridors. Should Campbellton Road-East be widened to five lanes and traffic on Cascade Avenue be "calmed" by reducing four lanes to three? Are there other acceptable "calming" strategies for traffic "hot spots" in the corridors? These are among the questions yet to be answered by citizens and planners.

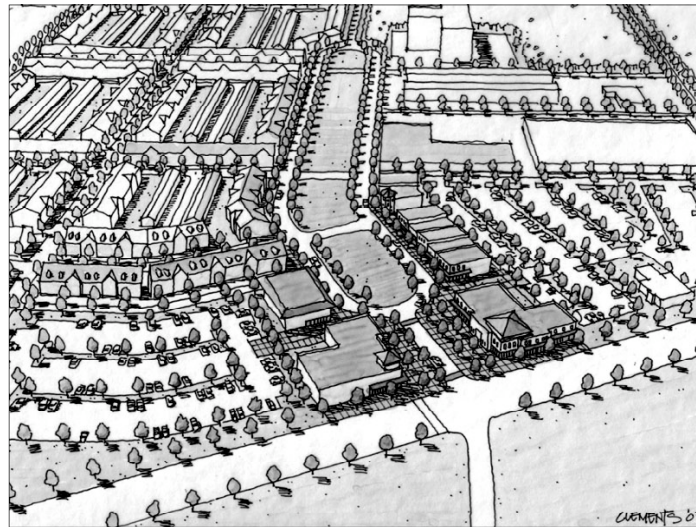
On Land Use and Economic Development, a number of issues are still on the table. How can the communities guide and benefit from the "explosive" residential development in the areas? What about re-development of Cascade and Beecher, Campbellton/DeLowe, Campbellton/Fairburn and other key sites? Is a "Village" concept appropriate for all or some of these locations? Is there too much retail in some areas, not enough or inappropriate retail in others? Will the City's re-development plan encourage "economic diversity" and ownership by existing stakeholders? How can the "visual environment" of the corridors be unified and strengthened? What about open spaces, bike paths and connections among community "building blocks" like libraries, parks, schools, mass transit, health

*Continued on page 2*





Architectural rendering of possible enhancements at Cascade and Beecher



Village concept at Campbellton and DeLowe

### CAMPBELLTON-CASCADE CORRIDORS STUDY ELEMENTS

- Public/Stakeholder Involvement
- Land Use and Zoning
- Transportation and Circulation
- Market Analysis
- Urban Design/Open Spaces
- Housing and Economic Development
- Implementation Plans
- Implementation Projects

### For Your Input:

Attend the next public meetings on February 2 and March 9, 7pm, Greenbriar Mall

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facilities, etc? Where should high-rise or medium-rise housing or mixed-use development be located? Redevelopment of Ft. McPherson is a possible opportunity to “re-shape” the eastern portion of Campbellton Road. The land surrounding the KIA car dealership on Campbellton Road presents an opportunity for the redevelopment of a large parcel. How do these prospects impact the City's plans? Can residents expect more “higher end” owner-occupied housing for their communities? Should some apartment complexes be converted to condominiums? Can the economy of the Study Area support such initiatives?

Clearly, there are many important matters to consider in trying to reach consensus on what is best for these vital areas of Atlanta. The December Charrette has provided planners and city officials with valuable ideas and guideposts for moving forward in the planning process; but, continuing public input will make all the difference in arriving at a Final Plan that stakeholders can support.

The next public meeting will take place on Thursday, February 2, at 7:00PM, in the temporary store space located in the Greenbriar Mall, between the Piccadilly Cafeteria and the Burlington Coat Factory, where all meetings are held. This meeting is critical in the decision making process in that a Draft Plan will be offered for citizen review and support so that a Final Plan may be presented at the March 9 Public Meeting. Planners will then present the Plan that is expected to reflect the consensus of the citizens and other stakeholders in the Study Area. Please plan to attend both of these defining meetings so that you are a part of the decision.

Most of the Study Area is in City Councilmember Jim Maddox' 11th District. A portion is in Councilmember Cleta Winslow's 4th District and a portion in Councilmember C.T. Martin's 10th District. All three Councilmembers have been supportive of the Study. The City of Atlanta Project Planners are led by Bill Dunkley, Principal Planner, Bureau of Planning, who can be reached at [bdunkley@AtlantaGa.gov](mailto:bdunkley@AtlantaGa.gov). For more information on the study and past activities, visit the City's Internet site at

[www.atlantaga.gov/government/planning/campbellton-cascade.aspx](http://www.atlantaga.gov/government/planning/campbellton-cascade.aspx).

## The Study at a Glance

<b>Study Areas</b>	Cascade Avenue / Campbellton Road-East / Campbellton Road-West
<b>Study Categories</b>	Transportation / Parks & Open Space / Housing / Economic Development
<b>Purpose</b>	Analyze Strengths, Issues and Opportunities for Redevelopment of Study Areas and Plan Enhancements Supported by Stakeholders
<b>Conducted by</b>	City of Atlanta, Bureau of Planning
<b>Consultant Team</b>	Glatting Jackson, Inc. / DW& Associates / Jordon Jones & Goulding / Key Advisors, Inc.
<b>Advisory Committee</b>	NPU & Community Leaders, Public Officials, Business Owners, Interest Group Representatives and other Stakeholders
<b>Study Period</b>	October 2005 - March 2006



"A bike path would be a good way to connect these areas."



Citizens record their thoughts on maps at Design Charrette.

Contact Bill Dunkley at the Bureau of Planning, (404) 330-6725, or by E-mail: [bdunkley@AtlantaGa.gov](mailto:bdunkley@AtlantaGa.gov).

### For Internet access:

<http://www.atlantaga.gov/government/planning/campbellton-cascade.aspx>.